



**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**MIKE KENNEALY**  
SECRETARY OF HOUSING AND  
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts**  
**Division of Professional Licensure**  
**Office of Public Safety and Inspections**  
**Architectural Access Board**

1 Ashburton Place, Rm 1310 • Boston • Massachusetts • 02108

V: 617-727-0660 • www.mass.gov/aab

**EDWARD A.  
PALLESCHI**  
UNDERSECRETARY OF  
CONSUMER AFFAIRS AND  
BUSINESS REGULATION

**DIANE M. SYMONDS**  
COMMISSIONER, DIVISION OF  
PROFESSIONAL LICENSURE

Board Meeting Minutes – April 8, 2019 9:00 a.m.  
One Ashburton Place, 21<sup>st</sup> Floor, Conference Room 3, Boston

**Board Members Present:**

- Walter White (WW)
- Jane Hardin (JH)
- Andrew Bedar (AB)
- Jeffrey Dougan (JD)
- Dawn Guarriello (DG)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

**Also in Attendance:**

- William Joyce, Compliance Officer, (WJ)
- John High, Assistant Legal Counsel and Director of External Affairs, DPL (JH)
- Karen Brann, Program Coordinator (KB)

**Members not present:**

- Ray Glazier (RG)
- David Johnson (DJ)

WW, AB, HR, DG, JH, JD, PM

The Chair opened the meeting.

**Incoming Case Review:**

1. Three Story Wood Frame, 87 Glades Road, Scituate, V19-073

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

JD recused himself.

Seeking relief from group 1 units. Lift can't be placed due to flooding. Opposed by Independent Associates. Scituate commission has an idea of a portable lift. Have they explored other possibilities? A commercial product may be able to be developed.

*JH motioned to continue DG seconded, JD recused, motion passed.*

2. Ray Ban Harvard Square, 37 Brattle Street, Space 19, Cambridge, V19-074

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Renovation of existing tenant space. Seeking relief for lack of landing.

*JD motioned to grant on the condition of an automatic door opener.*

*AB seconded, passed unanimously.*

3. Brookline High School, Tappan Gym, Evelyn Kirrane Aquatics, 66 Tappan Street, Brookline, V19-075

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Seeking relief on elevator cab. Off by 1 inch. Brookline Commission supports the variance.

*JD motioned to grant. AB second, passed unanimously.*

4. Brewery & Taproom, 1934 Revere Beach Parkway, Everett, V19-077

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Seeking relief from 20.11.1 for two years, Sept. 1, 2021.

*JD motioned to grant time until 9/1/21 with status reports every 6 months starting 1/2/202.*

*JH seconded, passed unanimously*

5. Alta Xmbly, 290 Revolution Drive, Somerville, V19-085

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

New construction. Three variances. 43.3.2, 45.4.4, group sink

*JD motioned to grant on sink depths with the usual conditions.*

*DG seconded, passed unanimously.*

9.5.6 Outlets

*PM motioned to grant. JD seconded, passed unanimously.*

Seeks full relief of 5 multi-story units accessible route. 329 units, meeting count for group 1 and

2. Are there 3 bedrooms as group 1?

*JD motioned to grant on condition a distribution plan of group 1 and group 2 is provided, including number of bedrooms, showing different types of units.*

*PM seconded, passed unanimously.*

6. Case Estates, Legacy Trail, Paths/Walkways, 133 Wellesley Street, Weston, V19-079

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

New trails, 4 variances.

*JD motioned to packet. PM seconded, passed unanimously.*

7. W Street Comfort Station, Salisbury Beach State Reservation, State Reservation Road, Salisbury, V19-080

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Installing fixed showerhead. Can the showerhead be made to truly be a fixed showerhead? This is not in all showers. Should there be a shorter or lower grab bar?

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 2 of 17

*HR motioned to continue to find a more universally acceptable solution. If not, offer alternative design solutions. JD seconded, passed unanimously.*

8. Avalon Norwood, 150,155,165 Lenox Street, Norwood, V19-082

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

New 198 unit residential. Two variances. Sink depths

*JD motioned to grant on sink depths with the usual conditions.  
JH seconded, passed unanimously.*

Group 1 lofts. Vertical wheel chair lifts. Put information in lease that lift can be there upon request. Washer dryer on loft level in some units. Looks like 7 units.

*JD motioned to grant on conditions language in lease for the units and language is based on board review, and estimate from vendor of time of installation once requested.  
AB seconded, passed unanimously.*

9. Eight Stories, 14 Beacon Street, Boston, V19-084

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking 10 variances.

*PM motioned to packet. JH seconded, passed unanimously.*

10. E+ Mission Hill, 77-81 Terrace Street, Boston, V19-086

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Three story mixed use. Elevator does not coincide with route to stairs. Relief from travel distance to some of the units. No common hallways. BCIL sent in letter of support on condition second passenger elevator is provided. Accessible units need to be closer to elevator. Color code a plan to ensure they are adequately spaced out.

*JD motioned to condition for a design of 2 elevators, color coded plan showing accessible units in location to elevator for board approval. AB seconded, passed unanimously.*

11. Sidewalk Curb Cuts, Multiple Locations, Boston, V19-087

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Curb cuts at 2 locations on Spruce and Walnut Street. The petitioner seeks relief from 21.4 for the grade.

*JD motioned to grant as proposed. JH seconded, passed unanimously.*

Mt. Vernon and Walnut. No variance needed

*JD motioned that 22.3.1 is not needed. JH seconded, passed unanimously.*

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Asking to use an apex curb cut

*JD motioned to grant as proposed. JH seconded, passed unanimously.*

12. Pierce Hall, Framingham State University, 100 State Street, Framingham, V19-088

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Three existing stair wells.

Stair well #2

Double leaf door.

*JD motioned to grant as proposed. PM seconded, passed unanimously.*

Handrails on all three stair wells.

*JH motioned to grant on condition compliant with 521 CMR, and compliant nosings.*

*AB seconded, passed unanimously.*

13. Under 48 hours

Warehouse Building, 28 Millbury Street, Auburn, V19-097

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The petitioner is seeking to waive the 2 week waiting period.

*JD motioned to waive. JH seconded, passed unanimously.*

Installing elevator but delayed seeking temporary relief until 7/1/19.

*JD motioned to grant until 7/1/19. PM seconded, passed unanimously.*

Executive Session, Discussion of Pending Litigation - Closed Session pursuant to M.G.L. c. 30A, § 21

*JD motioned to go into Executive Session. JH seconded, passed unanimously.*

*Roll call DG, HR, AB, JH, JD, PM*

*JD Motioned to go out of Executive Session. JH seconded*

*Roll call DG, HR AB JH JD PM.*

14. Mary Baker Eddy Historic House, 400 Beacon Street, Newton, V19-059

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 4 of 17

Packeted case 18 variances.  
Commission supports the following

*JD motioned to grant on 5, 6, 7, 8, 10, 11, 14, 16, 18. JH seconded, HR abstained, motion passed*

*JD motioned to grant on the condition of an accommodation policy and information on the website, review by the board and review of video 2, 3, 4, 9, 12, 17.  
DG seconded, passed unanimously.*

*Item 1 - JD motioned to grant with the condition of an accommodation policy, web language review and no charge for the vehicle. JH seconded, passed unanimously.*

Item 13 stair wells

Pg. 30, 13A indicates 1 stair

*JD motioned to continue for a study of right side handrail that can comply.  
JH seconded, passed unanimously.*

13B, pg 31

*JD motioned to grant as proposed. JH seconded, passed unanimously.*

13C, pg 32

*JD motioned to continue to find out if the right sidewall have a handrail installed without hurting historical impact. DG second, passed unanimously.*

*15 – JD motioned to continue for an answer to #13. JH seconded, passed unanimously.*

15. Advisory Opinion

Fire Wall Separating Dwelling Units, DREAM Collaborative, A18-016

Previously continued for a copy of the plot plan.

If there is no property line in between they are separate lots. Is there a stamp on the plot plan?

No stamp not signed. They are creating the lot line to avoid regulations. When were the two lots created? Plan is dated March. Called subdivision two.

Ask for a stamped plan, there is no indication it has been approved by city. The other is a plot plan with proposed property lines. This has the stamp because he is locating the buildings on it.

Should have documentation from city saying it is approved. And deed from the registry.

In the form of city plan with markings.

*JH motion for documentation from the city stating it is approved in the form of a city plan with markings and registry of deeds JD seconded, passed unanimously.*

16. Advisory Opinion

Country Village Office Condominium, 465 Nashua Road, Dracut

Whether or not second floor access must be provided

Clarification whether a particular building needs to be accessible. Chair lift was removed by

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 5 of 17

elevator board. Condo values are low. All together \$500,000.  
Need spending information.

*JD motioned to continue for information inventory and cost on work performed, since 1996. JH seconded passed, unanimously.*

### Legal Counsel Update to the Board

#### Discussion of Potential Public Hearing on DDS Group Home

Attorney High discussed the Board's request to hold a public hearing on DDS group homes and the applicability of 521 CMR. The Board provided guidance on a possible date, duration of the hearing, and outreach to stakeholders.

#### Discussion of Board Hearing Procedures & Standards

Attorney High discussed different procedures and protocols available to the Board in deciding variances and hearings.

#### Discussion of Engineering Board and Architect Board Professional Practice Guide

Attorney High notified the Board of an invitation from the Board of Registration of Professional Engineers and of Land Surveyors and the Board of Registration of Architects, to participate in an working group to update a practice manual for licensees. The Board declined to participate, but requested that Attorney High see if a reference to or explanation of 521 be included in the practice manual.

#### Board Office Move and Administrative Updates & Executive Director Position Update

Ron Cogliano, DPL's new Chief Operating Officer (COO), joined the Board meeting to discuss the move of the AAB's administrative offices to 1000 Washington Street, and to provide an update on the hiring process for the vacant Executive Director position. Mr. Cogliano discussed the logistics and timing of the office move and agreed to see if Board meetings could continue to be held at 1 Ashburton Place. Mr. Cogliano also outlined DPL's plans for a hiring committee for the vacant Executive Director position, and invited the Board to put forth two members to participate in the committee. He also expressed the agency's desire to move quickly to fill the position with an experienced and qualified applicant.

PM - Expressed her concerns regarding the accessibility of the temporary entrance lift, and the required two accessible means of egress.

17. IHOP, 1378 Providence Highway, Norwood, C18-049

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

JD recused himself.

Non-accessible access aisle. Proposing an unusual curb cut design.

The access aisle is sloped want to turn into a curb cut with handrail.

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Find out what the slope is. Running between 1 in 20 1 in 12.  
A safety sign.

*JH motioned to obtain the information of the exact information of the grade.  
HR seconded, JD recused. Motion passed.*

### Hearings

1:00 p.m. – Greenfield Garden Cinemas, 361 Main Street, Greenfield, V12-089 Fine Hearing  
Exhibit #1 – AAB Hearing Package 1-147  
Exhibit #2 – certificate of the lift  
Exhibit #3 – letter from Greenfield Savings Bank

George Gohl, Garden Cinemas (GG)  
William Gobeille, Garden Cenemas (WG)  
Cynthia Chamberlin, (CC)  
Virginia Desorter (VD)  
William Joyce (WJ)

WJ - started in 2012 with a variance application. The issue today is in compliance with the boards order on AAB 104. This is the second version of this fine hearing one was previously held on 1/7/19. The owner might not have been noticed, and a second notice was sent. The operation of a wheel chair lift.

CC - filed a complaint in November with MCAD. Mr. Gohl took the tickets and asked if I can transfer into a manual chair and I said no. Looked at the lift and it said only manual wheelchairs. Asked if I could use the lift the employee said it is up to Mr. Gohl. Mr. Gohl said someone broke the lift in a power chair. Stressed we would be filing a complaint. It should be fixed and people in power wheelchairs should be able to use it. Their attorney said that AAB wanted an elevator to be installed. Red letter from Gohl in December saying it is in compliance. It will take forever to get an elevator installed in the building. The incident happened in early November 2018

WJ - AAB 82 board granted relief for lift to be used for manual chairs. They were required to have the LULA installed since.....2018 we gave them three years.

WW - Is there a plan of where the LULA was going to go?

JD - there is the lift limited to manual chair only. On 104 gave 5 year for a full elevator.

WJ - there was back and forth about planning for an elevator. I believe we received one status report on AAB 11.

JD – we are looking for a lift that does more than a manual?

WJ – we require a LULA

GG – last year in April we went to the bank and requested to borrow funds to install the LULA and roof repairs. Greenfield savings declined to loan us the money recommended another bank. We started process going to Greenfield coop early march and now in the process going back and forth with the bank. The bank was going to do an assessment of the building. Our priority is to repair the roof. We are looking to get enough money to do both projects. The problem I foresee we will only have money to do one of the projects. The location of LULA AAB 140, in the same spot that the current chair lift is in. We have architectural drawings but we do not have the money to do the project. Did not do the exploratory drilling holes in the ceiling. There could be issues. That is where we stand right now. We are trying to do it, trying to make people of Greenfield happy. We might want to ask the board to consider a two step process. If can't get enough money could upgrade existing lift to handle motorized wheelchairs. Could do it over the

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

summer. Will eventually replace exit doors.

Enter exhibit 2 and 3.

TH had a bad experience in the chairlift. When he was leaving the chairlift stopped. He had to climb up and out. We also had someone else use it 12/17 and it broke. Took 7 to 8 months for chairlift to get fixed. It is an old chairlift. The cost of LULA \$100,000 – 150,000. A one level 5,000 – 8,000. Only two theaters upstairs.

WJ- the time variance was give 2015, slightly less than three years. And time variance in 20112.

Cc – When I had mediation I recall you had not gone to the other bank yet. You seemed amendable at the mediation.

WW - when do you have people transfer in manual wheelchairs?

GG – 2012 2013.

WJ- concern that petitioner had 3 years and only started to pursue in the final months.

VD – I live in town, George is a great member of the community. We have highest number of people with disabilities in the county and receive multiple complaints. A number of times the lift will go down and not up. The report the day of our visit our chairperson had to transfer to a manual wheelchair and told the lift was not going up. This has been a continuing problem.

Asked MR Gohl to put a notice on door and website saying theater is not accessible. Understand the money may not be there but my job as a representative out board has met. No one in a wheel chair goes to the theatre. I had numerous complaints. They also have community events. We asked in good faith that the notices be put up and reports of how it was coming along financially.

WW - this has been 7 year and our fines would put them out of business.

DG - on your website where it says it is only for manual and what cinemas are showing what.

GG - cinemas 1 – 5 has wheelchair symbol but doesn't say manual wheelchairs only. We do rotate movies. Most new releases start in theatre 2 on the main floor. Theatre 2 is largest with 200 seats, 6 and 7 are upstairs 2<sup>nd</sup> and 3<sup>rd</sup> largest. If people call on movie listing line we say it right off the bat. And say it on the answering machine.

DG - have you considered a ramp?

GG - the requirements of a ramp, 1 inch for every foot. The ramp would take you into the theatre.

WG - it wouldn't be feasible.

DG - did you ask for the ramp to be a little steeper?

GG - we didn't look at it.

WG - there are bathrooms that need to be accessible.....

DG – costs seem out of line. Replacement of lift seems low.

Gg - we talked to an architect and he put together the cost formula. We did do it in 2012.

GG - where the LILA would go, the roof is right above. The room above needs to be structurally sound.

WJ - LULAs don't need a head house.

DG – wrapping this into the same loan, years ago the roof was not the case. At risk of not being approved makes it more money. Communication could have been better.

GG - sent in an update Dec. Jan he passed away after. It asked for an extension.

CC - I was on the impression things were moving along.

GG - the lift in question is 30 years old. Did a major repair over the summer.

HR - what would you like us to do.

GG - give 3 –4 month extension to see if we get the money. The worst case is they are going to say no.

HR - what will you do if you do not have funds

GG – ask to do in a two stage process. Make lift to be able to be used by motorized wheel

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 8 of 17

chairs.

AB – you are humble about it.

JH – the lift has to be placed immediately.

PM - what happened between 2015 and 2018?

GG – in 2012 changed cinema over to digital projection. In order to do that had to get financing and borrowed shy of 600,000. Just finished paying off leases 2017. We almost went belly up twice. Bailed out twice. Not far away from closing the doors.

*JD motioned to take under advisement. DG seconded, passed unanimously.*

2:00 p.m. – Pilgrim Monument, One High Pole Road, Provincetown, V12-061 - Variance Hearing

Exhibit #1 AAB Hearing Package 1-101

David Weidner, Ex DR (DW)

Lester Murphy, Attorney (LM)

The parties have been sworn in.

DG, HR, AB, JH, JD, PM WW

DW – history background. Took over leadership 1/17. I did not know about the variance issues. I am here to take action on this variance. I was dismayed when a letter arrived saying we had an issue. Found a 2012 agreement made by board of trustees. We are on the road to get this done. We are creating more accessibility to the monument. Timeline is as it is. It has been a challenge. We have grown our membership and a new board of trustees. In 1/18 began a project to grant accessibility to the monument. The Bradford access project. This is going to be an addition to access at the monument grounds. AAB 4 is new proposal. AAB 48 is what the board approved the two van spaces with a ramp. What we have done is take AAB 4 and created a continuation of a new access route to be installed at the base of Bradford Street.

Creating a driveway from base of parking lot to get cars up there.

LM - This project does go back a few years. 2012 original trigger was work on the monument. Access would have needed an exterior elevator. The variance was from having to provide access to the top of the monument. Proposed replacement changes in AAB 48 changes to the base area of the monument to get people at least to the base of the monument. That was not done. What has happened there has been a desire on the part of the association to provide better access for everyone. We have now been successful to get authority to erect this inclined elevator from Bradford Street. It will be much better access. Also looked at the parking. When it was reviewed it was improved. The end result will be better than the 2012 proposed. No final permit issued unless and until the handicapped access is done. We will not be able to operate the elevator until all access is installed. The date they are looking at fall of 2020 to have entire project done and elevator up and running. Revised 2019 plans.

Showed where the proposed incline elevator will be on the plans. AAB 4 is the new proposal. Needs to be done at once, phasing doesn't address access issue.

DG – fall of 20 is likely.

Yes

HR – make sure ground level material is compliant.

JD - more than just on the paper here. The other portion of variance in 2012 to be completed 2015 included video and viewing station.

DW - the viewing camera is up and running. As we move into the monument want to put a video feed in the basement.

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Page 9 of 17

PM - proposed funicular

DW - there is a difference between and inclined elevator and funicular

PM - is it on rails

DW - two rails

PM - gathering area, concern with the material they are going to become uneven. Can make it the same concrete.

DG - it can be stamped.

*DG motioned to accept the revised proposed plan and extend time variance for completion of work until 12/31/2020 with 6 month reports starting 1/2/2020, 7/1/2020.*

*JH seconded, passed unanimously.*

JD that will be 5 year from when it was supposed to be done. This was a huge oversight that could have resulted in fines. Reach out to the board if roadblocks come up.

LM -We realize it was a significant oversight.

*JH motioned to approve the March 25, 2019 board meeting minutes.*

*JD seconded, passed unanimously.*

Jane Hardin left for the day.

AB left for the day.

#### Greenfield revisited

They admitted that they could fix the lift.

JD - I don't want them to go bankrupt. If they can put a reliable lift for 20,000, forgive access to 6 and 7.

They are the only cinema in Franklin County.

Grant them relief to do something they can do, a new lift, and then a fine. Assess a fine that will be waived if they give a contribution to the local commission.

*JD motioned to fine the maximum amount starting 9/30/2018 and keep running until the lift is installed at \$1,000 per day, and hold it in abeyance for 90 days until the lift is installed in 90 days and grant access relief for theater 6 and 7 with information on their website and in print, provided they rotate the movies 6 through 7, 1 through 5 and the weight of the lift that is put in needs to be able to hold minimum 750 lbs. DG seconded, passed unanimously.*

3:00 p.m. - Gaylord Mansion, 12 Fairview Avenue, Chicopee V18-396 - Variance Hearing

Exhibit #1 AAB Hearing Package 1-75

Exhibit 2 - summary of what has happened since submitted application

Exhibit #3 - Pictures

Aelan Tierney, Kuhn Riddle Architect (AT)

The Chair swore the party in.

DG, HR, JD, PM, WW

AT - I have additional documents.

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Build 1860, it is in historic district, vacant for several years due to the condition. Determined wanted to turn it into a living learning center. Apartment upstairs for about 11 students. Moved project along over 1 million over budget, stopped couldn't afford. Looked at doing work in phases, and AAB compliance Lula. Where people would primarily enter .....submitted application in December. Had a conversation with TH. College asked us to push the process forward. Replaced roof over the fall. Variances are around a few items. One is eliminating the LULA, there will be a ramp to provide access, the doorways are wide enough, anything new meets code. Major think is eliminating the LULA. Eliminated the need to go to the basement, moved laundry. Back of house is lower by about 3 feet. Isn't technically feasible to get lift to third floor.

Outlet locations are in the baseboard. There is asbestos and lead paint. Leaving the outlets where they are will be less expensive, will provide a mobile power tower. Cost of asbestos is about 90,000. Entrance and egress, the aback faces campus, we propose the back to be the only entrance and entrance on street become egress only AAB 46. Ramp would impact the front of the building. The stairs inside and porch railings do not meet rise and run. Building inspector determined they are safe. New stairs providing at porches will meet accessibility requirements. Door hardware. The first floor entrances into rooms are wide enough.

JD - The tally sheet on AAB 16 is it accurate?

AT - Yes

JD - Has there been a study getting to first and second floor, are there accessible bathrooms on the third floor.

AT - In conversation with tom said will have a hard time not providing vertical wheelchair lift College is requesting not to put any vertical lift in.

JD - There are bedrooms on second and third floor. There are no unique things on the third floor.

AT - Second floor designed bathrooms and kitchens. New drawings show vertical lift.

At bottom of summary I have noted if there are any differences in the tally sheet.

HR - Lift first.

Lift item 4 and 10 28.12.1d, looking for relief from section 8.

Asking relief 8 for second and third floor. Counter relief complete relief to third, that there be a lift from first from first to second.

*JD motioned to grant vertical access relief for basement and third floor. HR second*

*JD motioned to deny vertical access relief to the second floor. PM seconded, passed unanimously.*

#1 wheelchair passage width

There are two bedroom doors less than 32 inches clear.

AT bedroom #3 and ARD bedroom do not meet clearance.

*JD motioned to grant relief for the #3 bedroom and ARD bedroom.  
DG seconded, passed unanimously.*

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Section

*HR motioned to grant relief as proposed provided mitigation. JD seconded, passed unanimously.*

Sleeping rooms

Already granted relief to the third floor. Variance not required.

Egress

Have one ramp not on both ends.

Is there area of rescue assistance?

Yes.

*JD motioned that no variance is required. PM, seconded, passed unanimously.*

Door openings and widths, push pull clearances, some spaces on first floor can't provide maneuvering clearance. None of the interior doors have closures.

Stalls need doors that swing out.

*JD motioned because doors do not have closures variances not required.  
PM seconded, passed unanimously.*

Stair treads and risers, grand stair meets but railings not correct profile, back stair varies doesn't meet code but they are safe.

*JD motioned to grant. HR seconded, passed unanimously.*

Handrails – grand stair, can you put wall side compliant handrail?

We can add a handrail on wall side of grand stair

*JD motioned to grant on the condition the front and back stair has compliant wall side handrail.  
DG seconded, passed unanimously.*

Second Re-open on Greenfield Garden Cinemas

*JD motioned to reopen Garden Cinemas. PM seconded, passed unanimously.*

*JD motioned to modify motion and start fine starting the date of the decision at 1,000 per day and keeping the rest of the motions the same. DG seconded, passed unanimously.*

17. V19-070 Miraval Mansion Building, 55 Lee Road, Lenox, V19-070

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents. Couldn't follow app

*JD motioned to schedule a hearing. DG seconded, passed unanimously.*

18. Wellesley College, 106 Central Street, Wellesley, V18-175

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Packeted case.

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

*#1, #2 JD motioned to grant on the condition the cross slope is equal to or less than 2 percent. DG, passed unanimously.*

*3,4,5,6, JD motioned to grant as proposed. HR second, passed unanimously.*

*#7 JD motioned to deny accesses cost without benefit forward approach would allow easy approach in a lab environment. PM second, passed unanimously.*

19. Refuge Church of Christ, 46 Millmont Street, Roxbury, V18-218  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
New status report.

*JD motioned to accept. PM second, passed unanimously.*

20. Matheson Property, 37, 45, 49 Wellington Street, 87, 91 Murray Ave., 720 Main Street, Worcester, V18-261  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Continued for more information on cab size in three elevators.  
Max 5' 9" x 3' 8" max they can provide.

*JD motioned to continue on the condition the board receives a color coded plan showing where the accessible units are located. DG seconded, passed unanimously.*

*JD motioned to reconsider previous vote. PM seconded, passed unanimously.*

*JD motioned to grant the elevator cab size. HR second, passed unanimously.*

21. Cambridge Cat Clinic, 1100 & 1108 Cambridge Street, V18-359  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Received an amendment, proposed ramp. 9% slope.

*JD motioned to grant with notice on the website of slope. PM seconded, passed unanimously.*

22. Ramps, Multiple Streets, Methuen, V19-049  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Received detailed response.

*JD motioned to packet. HR seconded, passed unanimously.*

23. Andover Hall, 45 Francis Avenue, Cambridge, V19-056  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Seeks 4 variances

Pg 21

*1 - JD motioned to grant with the condition of compliant handrails provided on west and east entry stairs, HR seconded, passed unanimously.*

*2 A & b – JD motioned to grant. DG seconded, passed unanimously.*

*3 JD motioned to grant on the condition that the board reviews the policy.  
HR seconded, passed unanimously.*

*4. Dimension JD motioned to grant as proposed. HR seconded, passed unanimously.*

24. Dance Classroom, Springfield College, 29 Sheffield Street, Springfield, V18-394  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.  
Previously continued for more information.

*DG motioned to grant on an accommodation policy given and approved by the board.  
JD seconded. Passed unanimously.*

Due to time restrictions the following cases will be moved to the next meeting.

Charles River Speedway Headquarters, 1420-1440 soldiers Field Road, Boston, V19-042  
Exhibit – Variance Application and associated documents  
Mr. Joyce presented the Variance Application and associated documents.

Childcare Center, 114 Western Avenue, Allston, V18-388  
Exhibit – Variance Application and associated documents

New Multi Family, 227 Havre Street, East Boston, V19-034  
Exhibit – Variance Application and associated documents

Science and Engineering Building, UMass, Dartmouth, V19-057  
Exhibit – Variance Application and associated documents

Commercial Office Purpose, 619 South Street, Fitchburg, V19-063  
Exhibit – Variance Application and associated documents

First Baptist Church of New Bedford, 149 William Street, New Bedford, V19-066  
Exhibit – Variance Application and associated documents

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.  
Page 14 of 17

Matters not reasonably anticipated 48 hours in advance of meeting.  
Adjourn 5:00 p.m.

Exhibits

Three Story Wood Frame, 87 Glades Road, Scituate, V19-073  
Exhibit – Variance Application and associated documents

Ray Ban Harvard Square, 37 Brattle Street, Space 19, Cambridge, V19-074  
Exhibit – Variance Application and associated documents

Brookline High School, Tappan Gym, Evelyn Kirrane Aquatics, 66 Tappan Street, Brookline, V19-075  
Exhibit – Variance Application and associated documents

Brewery & Taproom, 1934 Revere Beach Parkway, Everett, V19-077  
Exhibit – Variance Application and associated documents

Case Estates, Legacy Trail, Paths/Walkways, 133 Wellesley Street, Weston, V19-079  
Exhibit – Variance Application and associated documents

W Street Comfort Station, Salisbury Beach State Reservation, State Reservation Road, Salisbury, V19-080  
Exhibit – Variance Application and associated documents

Avalon Norwood, 150,155,165 Lenox Street, Norwood, V19-082  
Exhibit – Variance Application and associated documents

Eight Stories, 14 Beacon Street, Boston, V19-084  
Exhibit – Variance Application and associated documents

Alta Xmbly, 290 Revolution Drive, Somerville, V19-085  
Exhibit – Variance Application and associated documents

E+ Mission Hill, 77-81 Terrace Street, Boston, V19-086  
Exhibit – Variance Application and associated documents

Sidewalk Curb Cuts, Multiple Locations, Boston, V19-087  
Exhibit – Variance Application and associated documents

Pierce hall, Framingham State University, 100 State Street, Framingham, V19-088  
Exhibit – Variance Application and associated documents

Advisory Opinion

Fire Wall Separating Dwelling Units, DREAM Collaborative, A18-016  
Country Village Office Condominium, 465 Nashua Road, Dracut

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

IHOP, 1378 Providence Highway, Norwood, C18-049  
Exhibit – Variance Application and associated documents

Wellesley College, 106 Central Street, Wellesley, V18-175  
Exhibit – Variance Application and associated documents

Refuge Church of Christ, 46 Millmont Street, Roxbury, V18-218  
Exhibit – Variance Application and associated documents

Matheson Property, 37, 45, 49 Wellington Street, 87, 91 Murray Ave., 720 Main Street,  
Worcester, V18-261  
Exhibit – Variance Application and associated documents

Cambridge Cat Clinic, 1100 & 1108 Cambridge Street, V18-359  
Exhibit – Variance Application and associated documents

Childcare Center, 114 Western Avenue, Allston, V18-388  
Exhibit – Variance Application and associated documents

Dance Classroom, Springfield College, 29 Sheffield Street, Springfield, V18-394  
Exhibit – Variance Application and associated documents

New Multi Family, 227 Havre Street, East Boston, V19-034  
Exhibit – Variance Application and associated documents

Charles River Speedway Headquarters, 1420-1440 soldiers Field Road, Boston, V19-042  
Exhibit – Variance Application and associated documents

Ramps, Multiple Streets, Methuen, V19-049  
Exhibit – Variance Application and associated documents

Andover Hall, 45 Francis Avenue, Cambridge, V19-056  
Exhibit – Variance Application and associated documents

Science and Engineering Building, UMass, Dartmouth, V19-057  
Exhibit – Variance Application and associated documents

Mary Baker Eddy Historic House, 400 Beacon Street, Newton, V19-059  
Exhibit – Variance Application and associated documents

Commercial Office Purpose, 619 South Street, Fitchburg, V19-063  
Exhibit – Variance Application and associated documents

First Baptist Church of New Bedford, 149 William Street, New Bedford, V19-066  
Exhibit – Variance Application and associated documents

Miraval Mansion Building, 55 Lee Road, Lenox, V19-070  
Exhibit – Variance Application and associated documents

April 8, 2019

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Greenfield Garden Cinemas, 361 Main Street, Greenfield, V12-089 Fine Hearing  
Exhibit #1 – AAB Hearing Package 1-147  
Exhibit #2 – certificate of the lift  
Exhibit #3 – letter from Greenfield Savings Bank

Pilgrim Monument, One High Pole Road, Provincetown, V12-061 - Variance Hearing  
Exhibit #1 AAB Hearing Package 1-101

Gaylord Mansion, 12 Fairview Avenue, Chicopee V18-396 - Variance Hearing  
Exhibit #1 AAB Hearing Package 1-75  
Exhibit 2 - summary of what has happened since submitted application  
Exhibit #3 - Pictures